

860033

**"Enforcement Confidential – Do Not Release"**

April 19, 2000

DRAFT

MEMORANDUM

Subject: Title Search  
Longview Refinery Site  
Longview, Gregg County, Texas

To: Site File

From: June Hoey, 6SF-AC  
Senior Environmental Employee

DECLASSIFIED  
Cynthia K. Brown  
8/6/13

A record search at the Gregg County Courthouse, Longview, Texas, revealed:

A Deed dated February 24, 1947, shows that the heirs of William M. Stevens and wife, Julia Fisher Stevens, Conveyed to **Premier Oil Refining Company** of Texas two tracts of land from the I.C. Skillern Survey and Jacob Lagrone Survey. One of the tracts was 106.5 acres and the second tract contained 30 acres more or less. (Reference I)

On October 13, 1966, **Premier Oil Refining Company** executed a Warranty Deed with Vendor's Lien with **Longview Industrial Districts, Inc.**, a Texas corporation, conveying three tracts of land. The first tract containing 106.5 acres, the second tract containing 30 acres, more or less and the third tract containing 33.96 acres more or less. In this Warranty Deed, Premier Oil Refining Company of Texas "**reserved out of the above three tracts of land the following described tract of land,**" that tract known as the Premier Refinery Tract of approximately 37.25 acres more or less. (Reference II) **Grantor also reserved all of the oil, gas and other minerals in and under all three tracts of land and excepted all existing easements and rights-of-way.** (References III and IV)

A Conveyance dated June 30, 1967, whereby **Premier Oil Refining Company of Texas** conveyed to **Longview Refining Company** the tract containing 37.25 acres, more or less, **save and except** all of the oil, gas and other minerals in and under the land (Reference V) and excepting all existing easements and rights-of-way. (References III and IV) (This document conveyed the land "TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, and buildings, structures, plants, facilities, fixtures and improvements, and all machinery tools, apparatus and equipment of whatsoever kind or nature not or

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hereafter located thereon or located elsewhere and used or useful in connection with the operation of the refinery located on such land.”)

Partial Release of Deed of Trust, Assignment of Production, Security Agreement and Financing Statement and Notice of Utility Security Instrument Affecting Real Property, dated September 2, 1988, where **Crystal Oil Company** received a partial release of the property described as the site from Bankers Trust Company to sell this property to **Longview Refining Associates**. (Reference VI)

**Quitclaim Deed** dated November 23, 1988, where **Greater Longview Economic Development Foundation, Inc. (prior name Longview Industrial Districts, Inc.)** conveyed to **Crystal Oil Company**, “all its right, title and interest in and to that certain tract or parcel of land”, the 34.50 acres described as the site (See Reference II). (Reference VII)

A Deed dated November 28, 1988, conveyed to **Longview Refining Associates, Inc.** by **Crystal Oil Company** the 34.50 acres described as the site. (Reference VIII)

Deed of Trust, Security Agreement and Assignment of Rents dated November 30, 1988 and executed by **Longview Refining Associates, Inc.** for the benefit of **MG Trade Finance Corp.**, a New York corporation. (Reference IX)

According to the Gregg County Tax Appraisals office in March, 2000, the site property, 601 Premier Road was owned by Longview Refining Associates, Inc. The tax records also showed personal property owned by Longview Refining Co. at the 601 Premier Road address, in care of D. E. Wilder, and personal property of Gas Corp. of America at the 601 Premier Road address. Tax records, as of May 5, 2000, show Longview Refining Associates, Inc. as the owner, they show personal property in the name of Longview Refining Co., in care of D. E. Wilder, but no longer show personal property owned by Gas Corp. of America. (Reference X)

Longview Refining Associates, Inc. filed for bankruptcy on July 1, 1999.